HOUSE OF REPRESENTATIVES TWENTY-FOURTH LEGISLATURE, 2007 STATE OF HAWAII

H.B. NO. 1022

A BILL FOR AN ACT

RELATING TO DEVELOPMENT.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The Legislature finds that the sprawl that is 2 so evident in so many cities and towns, including those in 3 Hawaii, has a number of cultural, economic, environmental, and 4 social consequences such as deteriorating infrastructure, poor 5 schools, and shortages of affordable housing in central cities 6 and older suburbs, and increased traffic congestion, declining 7 air quality, loss of open space, and absence of a sense of place 8 in newer suburban areas.

9 The Legislature finds that "smart growth" is a term that 10 describes community efforts to manage and direct growth in a way 11 that minimizes damage to the environment and builds livable 12 towns and cities.

13 The Legislature also finds that the commonly recognized 14 goals of "smart growth" include (1) mixing land uses in places 15 or neighborhoods accessible by foot or bike, (2) taking 16 advantage of compact building designs to help create convenient 17 neighborhood centers that people want and present opportunities 18 to absorb growth and development in a way using land more HB HMIA 45-2007 Page 2

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1 efficiently, (3) creating a range of housing opportunities and 2 choices for people of all income levels, (4) creating walkable 3 neighborhoods, (5) fostering distinctive, attractive communities 4 with a strong sense of place reflecting community values, (6) 5 preserving open space, farmland, natural beauty, and critical 6 environmental areas, (7) strengthening and directing development 7 towards existing communities to conserve open space and 8 irreplaceable natural resources on the urban fringe, (8) 9 providing for a variety of transportation choices, (9) making 10 development decisions predictable, fair, and cost effective as 11 the private sector must embrace the concept of "smart growth" in 12 order for communities to be successful in implementing it, and 13 (10) encouraging community and stakeholder collaboration of development decisions. 14

15 The purpose of this act is to amend the quality growth, 16 which is synonymous with smart growth, sections of the Hawaii 17 Revised Statutes to better meet the goals of smart growth and 18 provide for a brighter future for all people of Hawaii.

19 SECTION 2. Section 223-1, Hawaii Revised Statutes, is20 amended to read as follows:

21 "[\$223-1] Purpose. The purpose of this chapter is to
22 provide for the development of a policy for the State of Hawaii HB HMIA 45-2007



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1	that manages and directs growth in a way that will [to] halt		
2	urban sprawl with its attendant need for costly urban services,		
3	to preserve and conserve open space areas, to enhance and		
4	protect the environment of Hawaii, and to uplift the quality of		
5	life for all its citizens, builds livable towns and cities, and		
6	to provide for implementation of such policy. "		
7	SECTION 3. Section 223-2, Hawaii Revised Statutes, is		
8	amended to read as follows:		
9	"§22:	3-2 Quality growth policy. The office of planning	
10	shall develop a quality growth policy based upon the following		
11	considerations:		
12	(1)	An examination of the environmental impact of proposed	
13		urban development;	
14	(2)	An examination of the environmental impact of	
15		establishing minimum density requirements;	
16	[-(2)]	(3) The relationship between short-term and long-term	
17		environmental quality;	
18	(4)	The impact and benefits of development buffers;	
19	(5)	The impact and benefits of urban growth boundaries;	
20	[-(3)]	(6) Any irretrievable commitment of resources through	
21		urban development; and	



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1	(7)	The economic impact of the purchase of development
2		rights programs;
3	[-(4)]	(8) Alternatives available to minimize adverse
4		environmental effects as balanced against economic
5		development of the State.
6	(9)	An examination of the economic and environmental
7		impact of zoning;
8	(10)	An examination of the economic and environmental
9		impact of exclusive agricultural zoning;
10	(11)	An examination of the economic and environmental of
11		cluster developments
12	The	quality growth policy shall include a comprehensive
13	policy framework for directing growth and land use and shall	
14	identify State growth objectives and specific operational	
15	constraints to further such objectives."	
16	SECTION 4. Statutory material to be repealed is bracketed	
17	and stricken. New statutory material is underscored.	
18	SECTION 5. This Act shall take effect upon its approval.	
19		
20		INTRODUCED BY:
		JAN 2 2 2007



Report Title:

Development; smart growth

Description:

Amends the quality growth section of the Hawaii Revised Statutes to add to the purpose of quality growth and establish more comprehensive provisions to develop a quality growth program.

